

REPORT TO THE BOARD OF SUPERVISORS

PLANNING AND ZONING HEARING DATE: April 6, 2006

BOARD OF SUPERVISORS HEARING DATE: May 3, 2006

CASE NO: Z2005006

DISTRICT NO: 1

REQUEST: Rezone from R1-35 and R-4 to Rural-43 RUPD

ACREAGE: Approx. 1,280 acres

LOCATION: North of Hunt Hwy. and along San Tan Blvd.,
between 172nd St. and Sossaman Rd. (in the Chandler
Heights area)

EXISTING ZONING: R-5, R-4, R1-35, Rural-43, C-3 and C-2

**SURROUNDING
ZONING:** Rural-43, C-3 and C-2; R1-43 (Town of Queen
Creek); R1-54 (Town of Queen Creek / Pinal County);
R-4; SF-35, SF-15 and SF-10 (Town of Gilbert; PF/I,
SF15 and SF-35 (master-planned community of
Seville in the Town of Gilbert)

PROPOSED USE: Approx. 900 existing single-family lots

CONFORMANCE WITH ADOPTED PLANS:

County Plan: The County Area Plan identifies the area for Suburban
Residential (0-2 d.u./ac.) land uses.

City/Town Plan: The applicable municipal General Plans identify the
area for low density residential uses of less than 1.0
d.u./ac.

**MUNICIPAL
COMMENTS:** The Town of Queen Creek is supportive of
downzoning the Chandler Heights area. The Town of

Gilbert has expressed concern with allowing liberal development standards as proposed.

**SUPPORT/
OPPOSITION:**

There is overwhelming community support for the proposed rezoning including the Chandler Heights Community Association and 673 participating property owners. This represents 68% of the overall properties in Chandler Heights, and 76% of the eligible (R-4 and R1-35) properties. In addition to this, 17 letters of support have been received. To date, only ten (10) letters of opposition have been received. At the Planning and Zoning Commission hearing of April 6, 2006, two residents of the subject area spoke in support of this request.

STAFF

RECOMMENDATION: **APPROVE** with stipulations

COMMISSION

RECOMMENDATION: **APPROVE** with staff recommended stipulations (by unanimous vote)

Comments:

A revised case map is attached to reflect additional properties that wish to be included in the proposed Rural-43 RUPD zoning. A revised zoning exhibit is also attached. The attached Report to the Planning and Zoning Commission has been revised as noted.

Note:

Staff recommends that stipulations 'a' and 'd' be revised as follows:

- a. *Case Z2005006 shall rezone parcels from R1-35 and R-4 to Rural-43 RUPD as indicated on the zoning exhibit entitled "Proposed Zoning Boundary Map (Project Name: Chandler Heights RUPD, Case Number: Z2005006)" and dated (as of) April 24, 2006 ~~January 1, 2006~~, except as modified by the following stipulations.*

- d. *Development and use within the Rural-43 RUPD zoning district shall comply with the site plan and narrative report entitled "Site Plan (Project Name: Chandler Heights RUPD Case #Z-2005006)" consisting of 16 pages including exhibits and sections under different title pages, dated January 1, 2006, except that revised exhibits are dated (as of) April 24, 2006, and except as modified by the following stipulations.*